

**CITY OF TIGARD
PLANNING COMMISSION
Meeting Minutes
March 6, 2006**

1. CALL TO ORDER

Vice-President Munro called the meeting to order at 7:00 p.m. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

2. ROLL CALL

Commissioners Present: Vice-President Munro; Commissioners Buehner, Caffall, Duling, Haack, Inman, Meads, and Walsh

Commissioners Absent:

Staff Present: Dick Bewersdorff, Planning Manager; Gary Pagenstecher, Associate Planner; Gus Duenas, City Engineer; Kim McMillan, Development Review Engineer; Jerree Lewis, Planning Commission Secretary

3. ELECTION OF PLANNING COMMISSION PRESIDENT

Commissioners Buehner and Inman were nominated for President. The vote resulted in a tie, so it was decided to vote again at the next meeting.

4. PLANNING COMMISSION COMMUNICATIONS AND COMMITTEE REPORTS

The Planned Development Review Committee meets tomorrow night to wrap up their recommendations.

The Committee for Citizen Involvement met February 16th to hear a presentation about the City's preparedness plan. They also had an update on the Comprehensive Plan.

The City Center Advisory Commission (CCAC) has set priorities for next year's projects. They had a long discussion about improvements on Burnham Street. They're waiting for the final report from the Streetscape Committee.

The Park and Recreation Advisory Board held a discussion about the former Black Bull property on North Dakota. The secondary access under the railroad tracks was not a legal

easement at this point (Commissioner Buehner advised that this issue has been resolved). The cost of the pedestrian bicycle bridge across the Tualatin River has increased substantially. Tigard may enter into an IGA with Tualatin to come up with the extra funds. The City has volunteered to donate almost enough money to make the skate park go forward. The City will re-apply for a grant they didn't receive last year, plus, they'll apply for other smaller grants. With goals for this year, there has been discussion about setting up some sort of a recreational district.

The Transportation Financing Task Force will be meeting in a couple of weeks to discuss a variety of transportation issues.

5. APPROVE MINUTES

It was moved and seconded to approve the February 6, 2006 meeting minutes as submitted. The motion passed unanimously.

6. PUBLIC HEARING

6.1 ZONE CHANGE (ZON) 2005-00009 UPPER BOONES FERRY ROAD ZONE CHANGE Continued from December 19, 2005 and February 6, 2006

REQUEST: The applicant is requesting approval for a Zone Change from Light Industrial (I-L) to Industrial Park (I-P) for approximately six (6) acres located between SW 74th Avenue and Upper Boones Ferry Road. The subject property is currently developed with outdoor storage and older industrial buildings. The applicant envisions developing the property with an office use, which is not permitted in the Light Industrial zone. **LOCATION:** 15920 SW 74th Avenue and 16075 SW Upper Boones Ferry Road and adjoining properties. WCTM 2S113AB, Tax Lots 200/300/400/500; and 2S112DC, Tax Lots 1100/1200/1300. **CURRENT ZONE:** I-L: Light Industrial District. The I-L zoning district provides appropriate locations for general industrial uses including industrial service, manufacturing and production, research and development, warehousing and freight movement, and wholesale sales activities with few, if any, nuisance characteristics such as noise, glare, odor, and vibration. **PROPOSED ZONE:** I-P: Industrial Park District. The I-P zoning district provides appropriate locations for combining light manufacturing, office and small-scale commercial uses, e.g., restaurants, personal services and fitness centers, in a campus-like setting. Only those light industrial uses with no off-site impacts, e.g., noise, glare, odor, vibration, are permitted in the I-P zone. In addition to mandatory site development review, design and development standards in the I-P zone have been adopted to insure that developments will be well-integrated, attractively landscaped, and pedestrian-friendly. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.380, 18.390 and 18.520.

Commissioners Buehner, Meads, and Walsh reported site visits.

STAFF REPORT

Associate Planner Gary Pagenstecher presented the staff report on behalf of the City. He advised that very few comments were received for this application. At the neighborhood meeting, the applicants did not receive any comments in opposition to the zone change. The staff report addresses each criterion. The Commission's decision needs to be based on compliance with applicable Comprehensive Plan policies, compliance with applicable TDC standards, and evidence of change in the neighborhood or a mistake in the Comp Plan or zoning map. Staff recommends approval with conditions.

Commissioner Buehner noted in the staff report that there was discussion about potentially adding another through lane on Upper Boones Ferry and a right turn lane on Durham. She wonders if we know when that will occur. Staff answered that we're looking for this applicant's proportionate share as it develops and will look for the same from other developments as they come in. Commissioner Buehner wonders if we could see a large increase in traffic in this area if other properties ask for a zone change. Staff said that as this property goes through site development review, they will have a traffic study done. The City could request that they look out into the future, perhaps for 10 years, for a projection. This will be similar to the Tigard Triangle where the City has been collecting funds for signalization of 68th/72nd and Dartmouth.

Commissioner Buehner asked if the City has plans to look at doing major improvements on 74th Ave. and the intersection with Durham Road. Kim McMillan answered that she was not aware of any plans, but noted that light rail will be coming through that intersection. For this project, they do not have direct frontage where they would have to improve 74th Ave.

APPLICANT'S PRESENTATION

Richard Akerman, 919 Westpoint Rd., Lake Oswego 97034, advised that he is the owner of the property and has been there since the mid-1970's. He has operated Oregon Landscape and Northwest Landscape Industries on the property for years. They bought adjacent property. He reported that, as PacTrust came through and rezoned everything, these parcels stayed the way they were with the exception of one office building that is in the IP zone. He believes it's time to change; he would like to see better use of the land, like the surrounding PacTrust properties.

Brian Bennett, 29080 SW Petes Mountain Rd., West Linn, OR 97068 testified that OPUS Northwest is proposing the future development for this property if the zone change goes through.

Ed Murphy, 9875 SW Murdock, Tigard 97224 advised that the properties were zoned light industrial in 1980 and that circumstances have changed since that time. He said one of the criteria is whether this proposal is consistent with the Comprehensive Plan. He spoke about

another criterion – evidence of a mistake or inconsistency of the Comprehensive Plan or zoning map. He believes the zoning map is now inconsistent. Using a current zoning map, he showed that approximately 94% of the surrounding properties are zoned IP. Elmo Studd's (a lumber yard) is in an IP zone, which is a non-conforming use. Eventually that property will be redeveloped with an IP use.

Murphy advised that another criterion is that the proposed use will meet the standards of the zone. The proposed office buildings meet that criterion.

Trish Nixon, 1121 SW Salmon, Portland 97205, detailed the proposed new development. It includes two new 3 story office buildings totaling approximately 125,000 square feet (Exhibits A and B). There will be dedication of right-of-way on Upper Boones Ferry for the proposed widening of the street. They plan to keep the existing driveway adjacent to the existing office building on Upper Boones Ferry Road. She detailed other features of the proposed development and advised that they plan to start construction this year.

Julia Kuhn, Kittleson and Associates, 610 SW Alder, Suite 700, Portland, reported that her company did the traffic impact study for the project. She said ODOT requires them to look at 15 years beyond when the proposed zone change would be approved. The study found that the Upper Boones/Durham intersection fails today even without the development. They will contribute a proportionate share to improvements at that intersection. They are proposing to pay for a share of the southbound throughway and the southbound right turn lane.

Kittleson also looked at the 72nd intersections along Upper Boones, Sequoia Parkway, and Carmen interchange. In the long term, the Carmen interchange will need an eastbound right turn lane onto I-5. They looked at site access points under near-term conditions and determined that there is adequate capacity. Their study, for 127,000 square feet of office space, projects about 260 trips during peak hours. They are in agreement with the conditions of approval. They requested that the proportionate share contributions be due at time of building permits rather than at time of zone change.

Kim McMillan advised that the conditions of approval would have to be met before final building inspection.

Commissioner Buehner expressed concerns about traffic in the overall area and whether we're creating a precedent in terms of other development occurring that will overwhelm a bad transportation system. Kim McMillan said this is the first project that has requested to participate in a shared contribution manner. Buehner commented that this intersection cannot wait 10-15 years for improvements to be made. McMillan suggested using the Capital Improvement Program to move this project forward.

Concerns were raised about diminishing undeveloped I-L zoned land in the City. With regard to these particular parcels, everything else around it has been zoned I-P.

Concerns were also raised about run-off from the parking lot. The Commission was reminded that the specific site plan was not what was being discussed tonight. The applicants described the water quality system which will be under the parking lot. The water will be treated per CWS standards before it goes into the creek.

Since they most likely won't get a second driveway for their sole use, staff advised that the applicants would share one driveway with Elmo Studd's. There may be conditions attached with that driveway during the site development review phase of the project.

PUBLIC TESTIMONY

None

PUBLIC HEARING CLOSED

Commissioner Meads asked how strict the Commission could be about conditions regarding traffic. McMillan said they didn't think it was necessary because during the site development review, particulars will be addressed. This will be a Type 2 application.

Commissioner Inman moved for approval of Zone Change (ZON) 2005-00009 with amended conditions of approval as so read:

- Condition of Approval # 1 – Applicant shall contribute to the City their “proportionate share” at time of final building inspection of the eastbound right turn lane at the I-5 southbound ramp terminal/Upper Boones Ferry Road intersection. The rest of the condition to remain the same.
- Amend Condition # 2 – Applicant shall contribute to the City their “proportionate share” at time of final building inspection of the improvement costs for providing a second southbound lane, etc., keeping the remainder of Condition # 2; with the findings as shown in the staff report and public testimony.

Commissioner Caffall seconded the motion. The motion passed by a vote of 6-0. Commissioners Buehner and Meads abstained.

7. 2006/07 CAPITAL IMPROVEMENT PROGRAM – PLANNING COMMISSION INPUT

Gus Duenas, City Engineer, reviewed the proposed 2006-07 Capital Improvement Program (Exhibit C). He advised that the public hearing for the Planning Commission would be May 15th.

The Planning Commission had the following comments/questions [staff responses are in

italics]:

- Try to synchronize the signals on SW Durham.
- Is it possible to use TIF funds for a 2-lane road? *Typically, TIF funds are used to add capacity.*
- Burnham Road needs to be 3 lanes at least from Hall Blvd. up to Ash Ave.
- If we put a driveway from Ash Ave. to the Commuter Rail station, is that going to diffuse the impetus to build the street out in the future? *What we want to do is build a 2-lane access road into the Commuter Rail parking lot, but make sure it's within the corridor for the future Ash Ave. so it won't be wasted.*
- For the extension of Ash Ave., what's the issue with right-of-way to Scoffins? *We need to study the corridor from Fanno Creek north to Scoffins. We need to see what the best alignment will be.*
- Has anything been discussed about the "misalignment" of the Commercial Street/Main Street intersection? *For the long term, yes, but for now, we're just widening Commercial to enhance it as a gateway into the Downtown.*
- We need to deal with the Main Street/Tigard Street intersection. *TriMet is proposing a "gate" system to signalize Tigard Street. Maybe we could put up stop signs in the meantime.*
- Will the City be lengthening the right turn lane at Hwy. 99W and Bull Mountain Road? *Yes*
- Will the City put one or two speed bumps on Ventura Drive? *At this point, the City doesn't know how many bumps will be installed on Ventura Drive.*
- How many of the Public Works staff will be able to move over to the Water Building? *Most of the office staff will be able to move to the Water Building; however we're not sure about the crews. They may have to stay in the Public Works compound.*
- For the Fanno Creek Trail crossing on Hall Blvd., will there be a flashing light? *Yes, but it won't be an embedded crosswalk. It will be a flashing overhead light.*
- What is the concern about the Washington Square Regional Center Trail project? *We're not sure what the concern is. There should be minimal impacts.*
- Commissioner Buehner reported that there is not much water pressure in her area (on the north side of the mountain). *One of the proposed projects is to secure a reservoir site for the north side.*
- We need a turn lane at the intersection of Tigard and Tiedeman. *Duenas will bring it up again.*

8. DISCUSSION ITEM – 99W/HALL BLVD. INTERSECTION

Commissioner Buehner led the discussion about this agenda item. She reported that this is in conjunction with what was discussed at the joint meeting with Council regarding the amenities in the Downtown area (a traffic safety median on 99W so people can get safely across the street). One of the issues from the engineers involved in this planning effort is getting a written comment from the Planning Commission in support of the project.

Commissioner Inman thinks this might encourage people to “hop, skip across” and the lights at that intersection are very long. Commissioner Caffall asked if there would be a way to protect the people standing on the island. Commissioner Buehner said the engineers would follow ODOT standards.

Commissioner Munro asked if there wasn't a formal process to follow. Gus Duenas advised that OTAK has been asked to come up with some concepts as to how to treat the intersection. He would like to see what they recommend. He thinks a median would help pedestrians to cross.

Duenas noted that the City Center Advisory Commission (CCAC) won't be effective until the Urban Renewal is formed. Council will also be hearing OTAK's recommendations for the intersection. The design will be ADA compatible.

It was moved and seconded that the discussion tonight be added to the minutes and sent to Gus Duenas requesting that the Planning Commission be involved in the input into the consideration of a traffic/pedestrian island. The motion passed unanimously.

9. OTHER BUSINESS


The secretary informed the Commission about recent hirings in the Planning Department.

10. ADJOURNMENT

The meeting adjourned at 9:20 p.m.

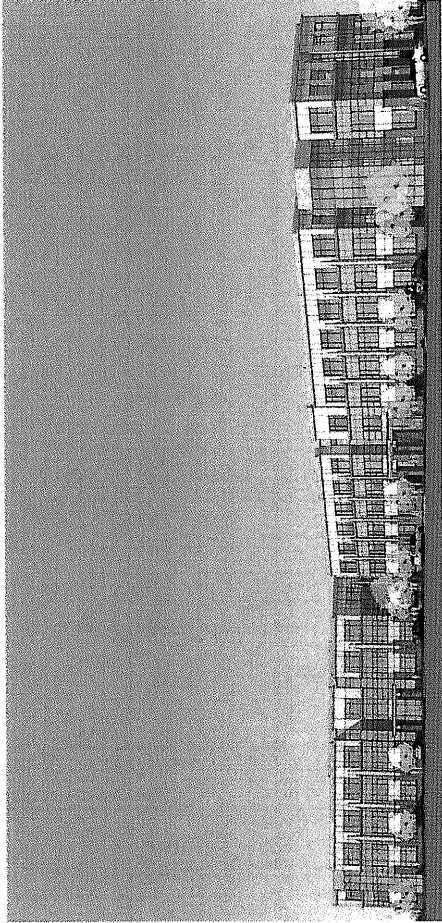


Jerree Lewis, Planning Commission Secretary

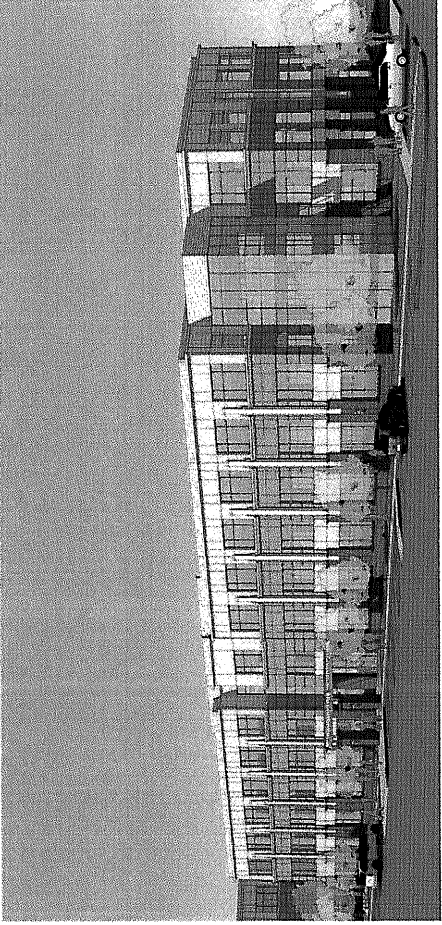


ATTEST: Vice-President Munro

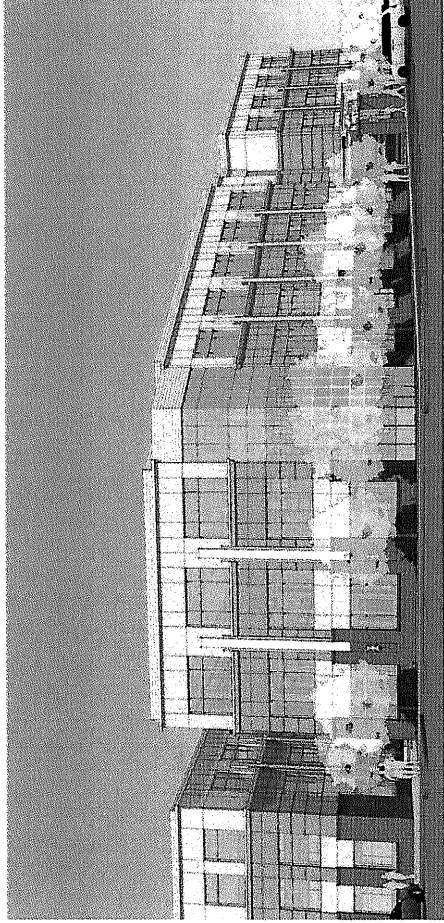
Ex. A



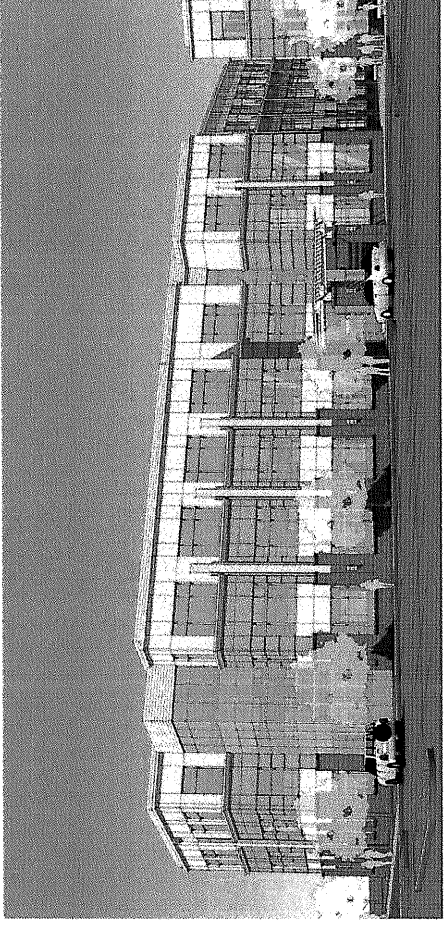
EAST ELEVATION



BUILDING A - NE ELEVATION

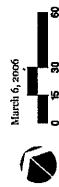


BUILDING B - WEST ELEVATION



BUILDING B - NE ELEVATION

PLANT MATERIALS SCHEDULE		COMMON NAME	BOTANICAL NAME	SIZE	SEASONS
	TIREE	GREEN MANICURE MANE BANYAN	ACZ MANICURE MANE BANYAN	2 1/2" CAL	AS SHOWN
		PORCUPINE SPINITY GEMCO	GRM BLUM PRINCEY SPINITY	8" CAL	AS SHOWN
		ROUNDEST HORTLEIGHT	GRM BLUM PRINCEY SPINITY	2 1/2" CAL	AS SHOWN
		PARADISE COUNTEPE	MAUS POUNDER	1 1/2" CAL	AS SHOWN
		THUNDERCLOUD PLUM	PNMS GEMMA THUNDERCLOUD	3 1/2" CAL	AS SHOWN
		GREEN VASE ZELVOLA	ZELVOLA REMITA GREEN VASE	2 1/2" CAL	AS SHOWN
		WITCHIA BLUE ANPPER	WITCHIA REMITA BLUE ANPPER	4" HT.	AS SHOWN
		COLORADO BRUNCE	POSA THUNDER	5" HT.	AS SHOWN
		HOKAI CEDAR	TSUGA PLACATA PASTORAL	5" HT.	AS SHOWN
	SHRUBS	BURFORD GOLD	LEX CORNUTA BURFORD	5 OAL	AS SHOWN
		EURENDA 11 HOLY DORRINGS	EDMUNDUS CORNATA BURFORD	3 OAL	3 1/2" CAL
		SPRINK BLOOMET VESPERMAN	VERMAN TMS SPRINK BLOOMET	5 OAL	4 1/2" CAL
		CLAYN BROWN HARTPOIN	VERMAN TMS SPRINK BLOOMET	5 OAL	4 1/2" CAL
		COMBATK HANOMA	MAKOMA KURAMA COMBATK	3 OAL	2 1/2" CAL
		OTTO LUTHER LABEL	PNMS LUTHERA OTTO LUTHER	5 OAL	4 1/2" CAL
		DANITY VESPERMAN	VERMAN DANITY	3 OAL	2 1/2" CAL
		MAKOMA LUTHER LAMON GRAS	MAKOMA LUTHER LAMON GRAS	1 OAL	3 1/2" CAL
	GROUNDCOVERS				
		LAWN			
		GROUNDCOVER - MAY INCLUDE			
		ANNUAL COLOR			
		KORNBRECK	ARTISTORUM LAMON GRAS		
		CORAL BLOOM CORNATER	CORNATER LAMON GRAS		
		CHEERING ST. JAMES WOOD	HYPERICUM CALYANUM		
		COMMON FERNWAVE	YERBA MINOR		



Fanno Creek Commons

An "OPUS" Development

Conceptual Site Plan

Ex. C.

CITY OF TIGARD

FY 2006-07 Capital Improvement Program

March 6, 2006

Presentation Overview

- Formulation Process
- Program Areas
- Priorities for FY 2006-07
- Proposed Projects
- What's Next?

Formulation Process

- Citywide meeting (December 7, 2005)
- 2nd Citywide meeting (January 25, 2006)
- Planning Commission (March 6, 2006)
- City Council (March 21, 2006)
- Finalize Project List (March – May 2006)
- Presentations in May and June 2006

3

Program Areas

- Street System Program
 - Traffic Studies
 - Traffic Safety-Related Projects
 - Pavement Major Maintenance
 - Traffic Calming Program
 - Major Street Capital Improvements
 - Bridge Replacements

4

Program Areas

- Sanitary Sewer System Program
 - Sanitary Sewer Major Maintenance
 - Sanitary Sewer Capital Improvements
 - Sewer Extension Program
- Storm Drainage System Program
 - Storm Sewer Major Maintenance
 - Storm Drainage Capital Improvements

5

Program Areas

- Parks System Program
 - Citywide Parks
 - Trail Systems
 - Open space and greenspaces
- Water System Program
- City Facilities System Program

6

Priorities for FY 2006-07

- Continue implementation of projects to improve the Tigard downtown
- Complete the Highway 99W Corridor Improvement and Management Plan
- Identify and initiate projects to improve traffic circulation across and on Highway 99W
- Continue to implement the Street Maintenance Fee funded projects

7

Priorities for FY 2006-07

- Construct the Wall Street approach to Hall Boulevard to provide joint access for the library and Fanno Pointe
- Construct improvements to Hall Blvd
- Expand the library parking lot
- Install additional traffic calming measures
- Continue with the Citywide Sewer Extension Program projects

8

Priorities for FY 2006-07

- Perform storm and sanitary system repairs
- Implement planned Parks projects
- Acquire park property as open space or for park development
- Improve at least one existing park
- Design and construct trail projects
- Design and construct a skate park

9

Priorities for FY 2006-07

- Implement water system improvements aimed at improved delivery and adequate water supply
- Review City facility requirements
- Consolidate Public Works to the extent feasible
- Pursue implementation of alternative funding sources for major street improvements

10

Street Projects

11

Highway 99W Corridor Improvements

- Study of the Highway 99W corridor to
 - Evaluate various alternatives for improvement
 - Look for potential parallel routes or connections
 - Review both land use and physical improvements to improve circulation and reduce congestion
 - Funded through a TGM grant
 - Result will be a package of projects and land use strategies that can be implemented to improve conditions on Highway 99W

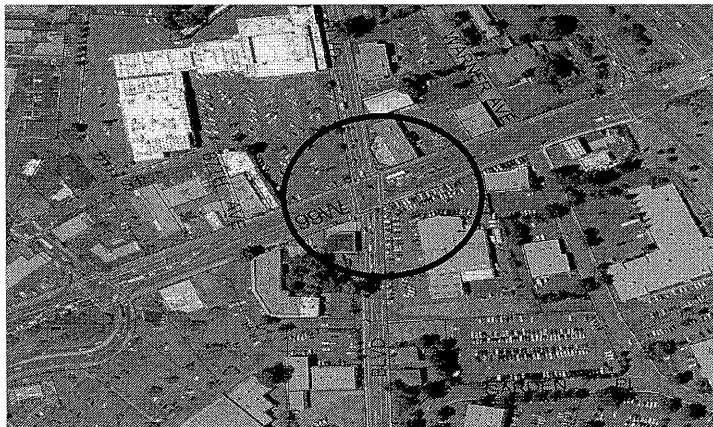
12

Hall Boulevard/Highway 99W

- MSTIP 3 Project
- County has initiated the project
- Design will begin in March 2006
- Construction begins early 2007
- City is seeking to incorporate enhancements suitable for a major gateway into the City

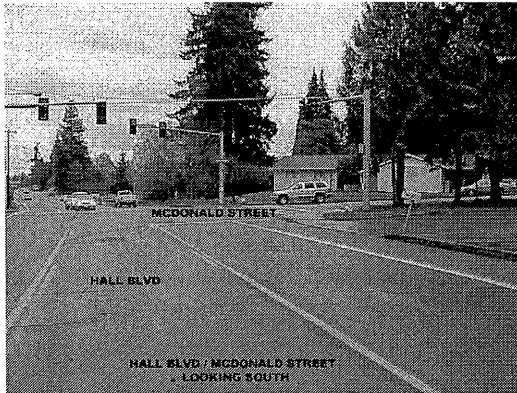
13

Hall Boulevard/Highway 99W



14

Hall Boulevard



Widening of
Hall at
McDonald to
add a right-
turn lane

15

Hall Boulevard Improvements



Widening of
Hall on east
side north of
Fanno
Creek

16

Hall Boulevard Improvements



Widening of
Hall on east
side north of
Fanno
Creek

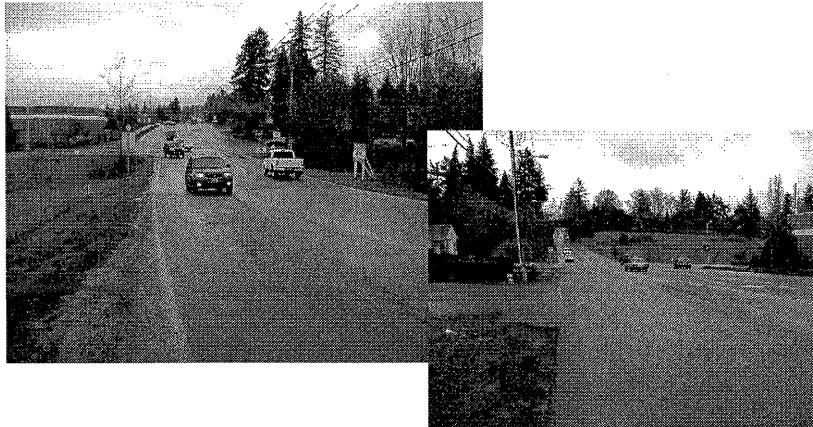
17

Dartmouth/72nd Avenue Intersection

- All-way stop needs to be signalized
- Project widens the approaches and installs a traffic signal system
- Uses funds collected from developers to partially fund the project
- Formation of a reimbursement district is being considered to fund the balance

18

Dartmouth/72nd Avenue Intersection



19

108th Avenue/Durham Road

- Development occurring along 108th
- Left-turns onto Durham are difficult during peak travel hours
- Traffic analysis shows signal is justified at that location
- Project will design and construct a traffic signal at the intersection

20

108th Avenue/Durham Road



21

108th Avenue/Durham Road



22

Tigard Downtown Projects

- Burnham Street Improvements
- Commuter Rail Station Enhancement
- Main Street Safety Improvements
- Ash Avenue (Design, rights-of-way acquisition, and construction)
- Commercial Street Improvements (Lincoln to Main)
- Commercial Street/Main Street Intersection Treatment

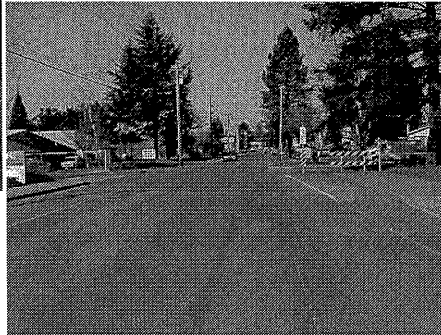
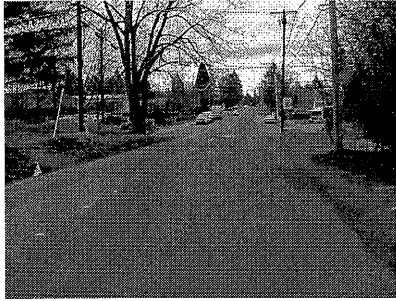
23

Burnham Street

- Catalyst project in support of the Downtown revitalization effort
- Streetscape design project will determine what the street will look like
- Full improvements in accordance with the Streetscape concept layout
- Project begins with design and rights-of-way acquisition

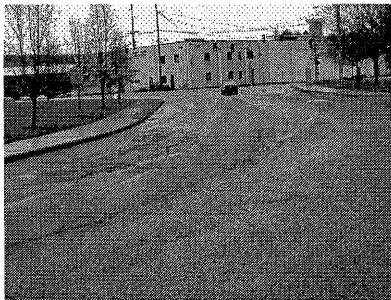
24

Burnham Street



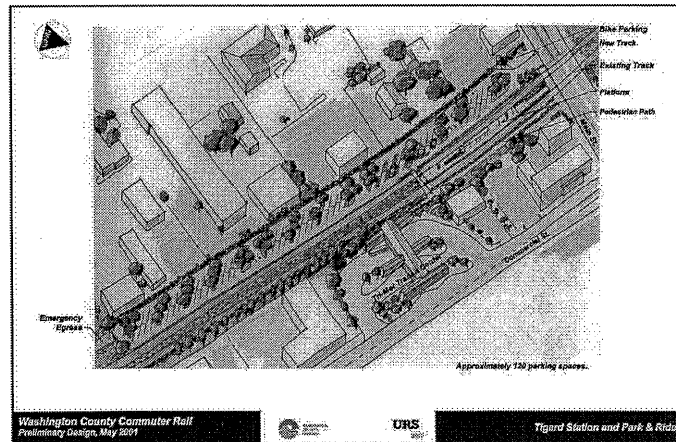
25

Burnham Street



26

Commuter Rail Station Enhancements



27

Commuter Rail Platform Location



28

Commercial Street (Lincoln Avenue to Main Street)

- Existing narrow road with pedestrian traffic
- Project will widen the street and provide a sidewalk on one side
- CDBG Funding/Gas Tax Fund
- Right-of-way needed from either railroad or TriMet
- Gateway treatment part of streetscape design project

29

Commercial Street (Lincoln Avenue to Main Street)



Widening on
north side to
provide a
pedestrian
walkway to
Main Street

Intersection
treatment
included as a
portal into the
downtown

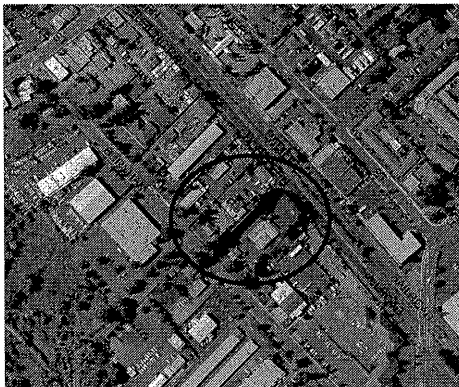
30

Main Street Safety Improvements

- Specific improvements currently being identified
- Staff will be working with the City Center Advisory Commission and Streetscape Working Group to identify concerns
- Projects identified will be designed and implemented next fiscal year

31

Ash Avenue Improvements



Secondary access
to the Commuter
Rail parking lot
along Ash Avenue
corridor

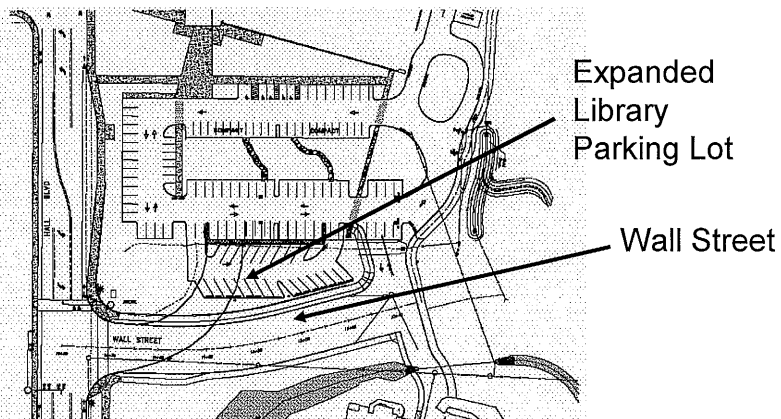
32

Wall Street

- Construction of 370 feet of Wall proposed
 - Would provide joint access for library and Fanno Pointe Condominiums
 - Environmental permits have been obtained
 - Comprehensive Plan Amendment pending to remove one pond and realign Pinebrook Creek
- Construction projected for summer and fall 2006

33

Wall Street & Library Parking



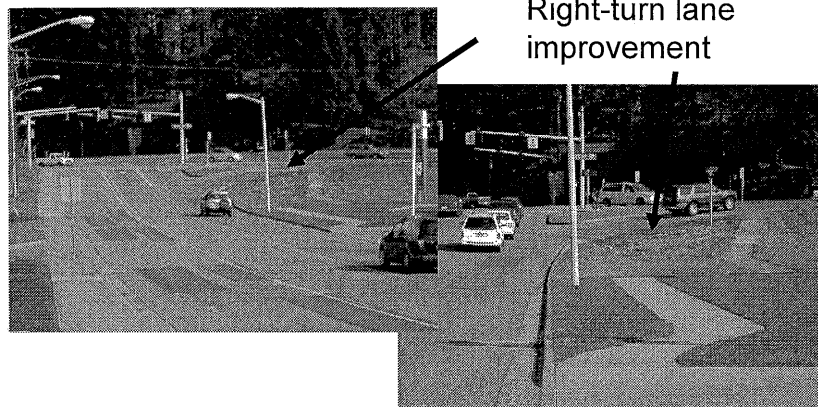
34

Wall Street



35

Highway 99W@ Bull Mountain Rd



Right-turn lane
improvement

36

Pavement Overlays

- 68th Avenue Parkway (99W to Atlanta Street)
- 72nd Avenue (Baylor Street to 700 ft South)
- 79th Avenue (Churchill Way to Ashford Street)
- 100th Avenue (Sattler Road to Murdock)
- Pine Street Reconstruction (east of 69th)

37

Pavement Overlays

- Upper Boones Ferry Road (72nd Avenue to Interstate 5)
- 136th Avenue (south of Walnut Lane)
- Garden Park Place Loop (at 110th Avenue)
- Durham Road (Summerfield Drive to Serena Court)

38

68th Avenue Parkway



39

Pine Street



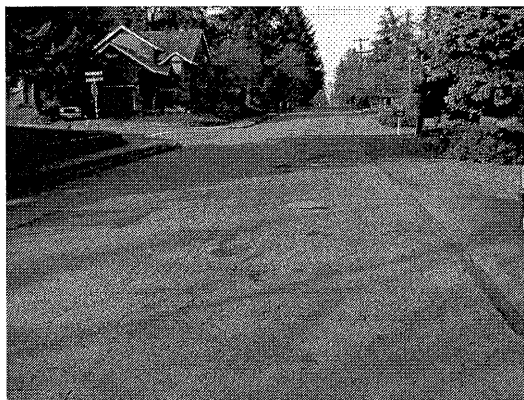
40

Pine Street



41

79th Avenue



Reconstruction
of the existing
street plus
paved
shoulders and
appropriate
drainage

42

Traffic Calming

- O'Mara Street (Hill Street to Hillview Court)
- Ventura Drive (east of 72nd Avenue)
- 114th Avenue (south of Gaarde Street)
- Fern Street (west of 138th Avenue)
- 106th Avenue (north of North Dakota Street)

43

Street Striping

- Sequoia Parkway (Upper Boones Ferry to Bonita Road)
- Canterbury Lane (99W to 103rd Avenue)
- Walnut Street (121st Avenue to Tiedeman Avenue)
- 71st Avenue (99W to Spruce Street)
- 72nd Avenue (Hermoso Way to 99W)
- Other streets to be determined

44

Sanitary Sewer Projects

45

Citywide Sanitary Sewer Extension Program

- Proposed projects include:
 - 93rd Avenue (at Mountainview Lane)
 - Ann Street (between 121st and 116th)
 - 87th Avenue (north of McDonald Street)
 - 97th Avenue (between Murdock and Pembroke Street)
 - Hillview Street (at 102nd Avenue)
 - Fairhaven Street (east of 115th Avenue)

46

FY 2006-07 Sanitary Sewer Extensions

Sewer Project	Lots	Status
100 th Avenue	21	Planned
Ann Street	6	Planned
97 th Ave/100 th Ave	21	Planned
Hillview Street	6	Planned
Fairhaven Street	19	Planned
87 th Avenue	6	Planned
93 rd Avenue	33	Planned
Subtotal	112	

47

Sewer Projects

- 79th Avenue Sanitary Sewer Outfall
- Benchview Terrace Sanitary Sewer Access Road
- Sanitary Sewer Repairs
 - Commercial Street
 - Red Rock Creek near 69th Avenue
- Sanitary sewer plan to reduce infiltration and inflow

48

Storm Drainage Projects

49

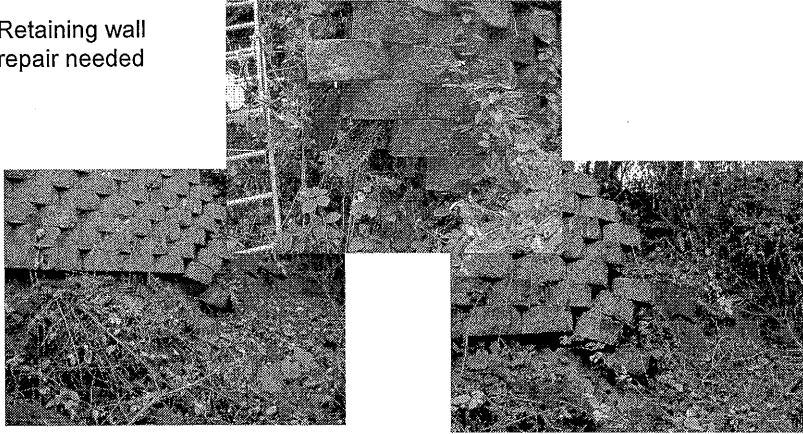
Storm Drainage Projects

- 79th Avenue Storm Drainage Outfall
- Culvert Improvements
 - Derry Dell Creek at Fanno Creek
 - Derry Dell Creek at Walnut Street
 - Red Rock Creek at Dartmouth/72nd Ave
- Highland Drive Storm Drainage Pipe Replacement
- Hiteon Creek Riparian Enhancement

50

Durham Road @ 108th Avenue

Retaining wall
repair needed



51

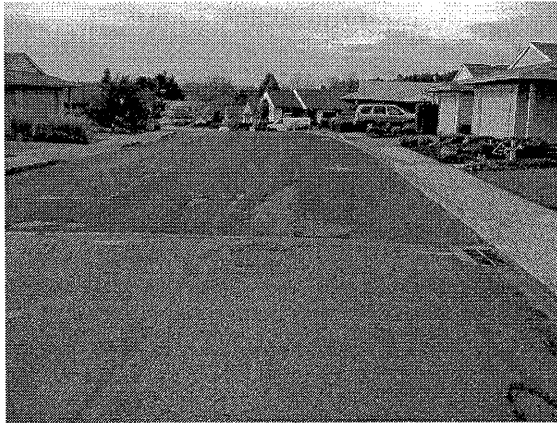
Culvert Replacement 72nd and Dartmouth

Culvert
replacement
with
Intersection
Improvements



52

Highland Drive



Combined
storm drainage
improvement
and pavement
overlay

53

City Facility Projects

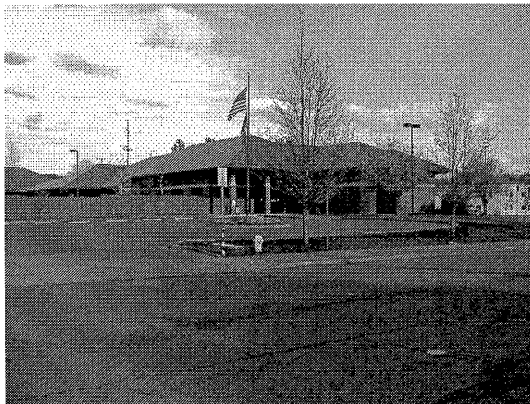
54

City Facility Projects

- Consolidation of Public Works Facilities
 - Public Works will move into the water building
- Senior Center Remodel and Seismic Upgrade
- PD Underground storage tank upgrade
- Police & Records storage remodel
 - Remodel of existing Public Works operations building for consolidation of records and evidence in one location
- Citywide Facility Analysis

55

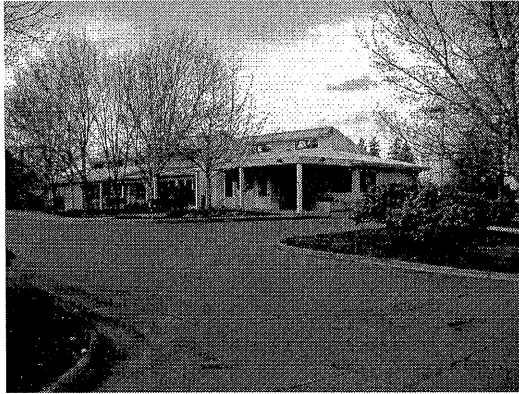
Public Works Consolidation



Consolidation
of Public
Works staff in
the Water
Building

56

Senior Center Remodel



Remodel and
Seismic
Upgrade of
Senior Center

57

Parks Projects

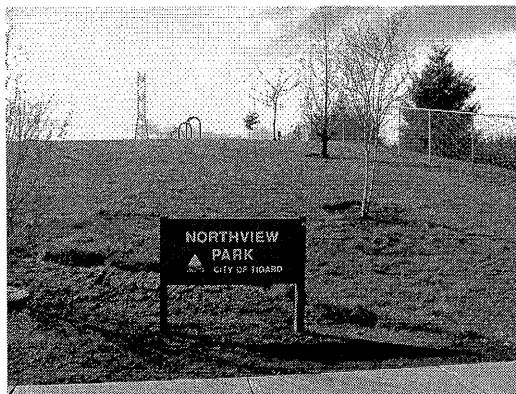
58

Parks Projects

- Northview Park (Shelter and Path)
- Fanno Creek Trail
 - From Hall Blvd to Shelter
 - Hall Boulevard Crosswalk at trail intersection
- Tualatin River Pedestrian Bridge
- Washington Square Regional Center Trail
- Skate Park (from donations primarily)
- Tualatin River Trail (Cook Park to bridge)
- Park land acquisition

59

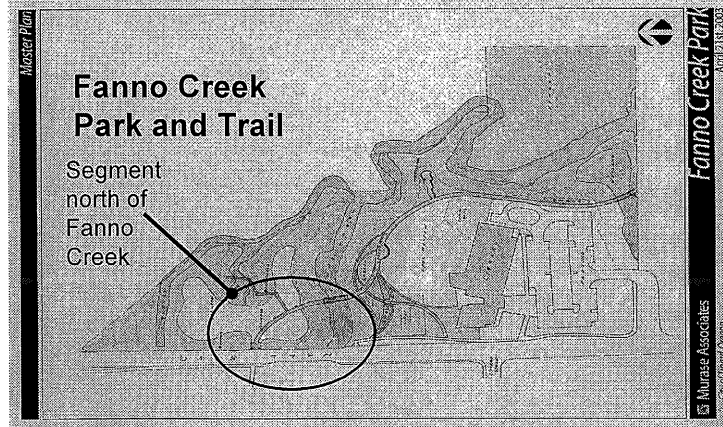
Parks Projects



Park
Shelter
installation
and path
construction

60

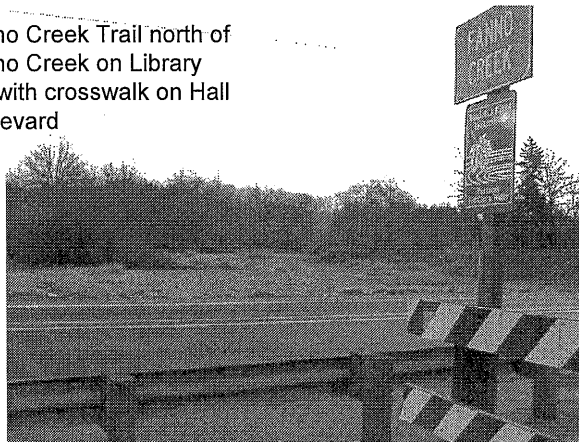
Parks Projects



61

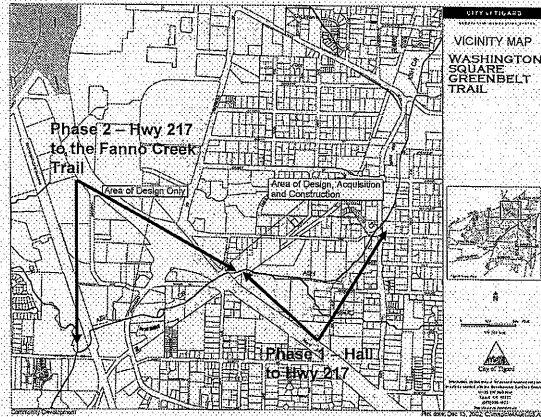
Parks Projects

Fanno Creek Trail north of
Fanno Creek on Library
site with crosswalk on Hall
Boulevard



62

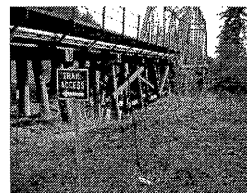
Parks Projects



Washington Square Regional Center Trail Project

63

Parks Projects



Cook Park Trail from Garden to Bridge

64

Parks Projects



Skate Park
Location

Tigard City Hall &
Permit Center

65

Water Projects

66

Water Projects

- Secure 550-foot Reservoir Site 550-foot zone connection to Beaverton
- 550-foot zone – 10 MG transfer pump station upgrade
- Aquifer storage & recovery expansion studies
- Water line replacements in conjunction with street projects

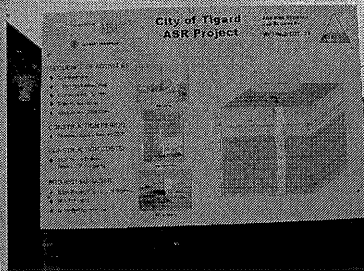
67

Water Projects

- Lake Oswego Feasibility Study
- Menlor Reservoir Recirculation
- Replace Well House #2 (Gaarde Site)
- Telemetry Upgrade
 - Existing system is out of date
 - New technology will allow for continuous monitoring of water status
- Miscellaneous other water projects

68

ASR Production Well



69

What's Next?

- City Council input (March 21, 2006)
- Submittal through the City's Budget Process
- Presentations to:
 - Budget Committee (May 2006)
 - Planning Commission (May 2006)
 - City Council approval (June 2006)
- Program effective July 1, 2006

70